

Agenda for a Special Common Council Meeting  
July 9, 2019 – 12:45 pm  
Council Chambers of City Hall, 505 Third Street

1. Call meeting to order
2. Clerk's Roll Call
3. Approve setting a public hearing date of August 5, 2019 for a rezoning map amendment from PCD, Planned Commercial District to PRD-3, Planned Residential District and a comprehensive plan amendment from General Business to Medium Density Residential for Lot 12 of the unrecorded St. Croix Meadows Plat – Park Place, LLC
4. Enter into Closed Session pursuant to Wis. Stats. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
  - a) Interviews
  - b) Deliberate regarding applicants and interviews for City Administrator
5. Reconvene in Open Session
6. Discussion and possible action on the selection of City Administrator
7. Adjournment

Rich O'Connor, Mayor

Posted in City Hall, city website and emailed to the Hudson Star Observer on July 2, 2019.



505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
www.ci.hudson.wi.us

**TO:** Common Council

**FROM:** Plan Commission

**DATE:** July 9, 2019

**SUBJECT:** Setting a public hearing date for a rezoning map amendment from PCD, Planned Commercial District to PRD-3, Planned Residential District and a comprehensive plan amendment from General Business to Medium Density Residential for Lot 12 of the unrecorded St. Croix Meadows Plat – Park Place, LLC

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**BACKGROUND:**

St. Croix Meadows, LLC and Park Place, LLC are requesting to rezone Lot 12 of the St. Croix Meadows plat from PCD, Planned Commercial Development to PRD-3, Planned Residential Development. The parcel is generally located east of County Highway F and north of Tower Road and is in the southeast portion of the St. Croix Meadows project.

The proposed PRD would include the following:

- 12 single-family units
- 10 two units (single family attached) (5 buildings)
- 32 four units (single family attached) (8 buildings)
- *Future phase:* 4 story condominium with 90-120 units

**PLAN COMMISSION RECOMMENDATION:**

Set a public hearing date.

**ACTION REQUESTED:**

Set a public hearing date of August 5, 2019.

**ATTACHMENTS:**

Rezoning Application

Prepared by: Emily Sorenson, Community Development Clerk  
Through: Mike Johnson, AICP, Community Development Director



Application for:  
PROPERTY REZONING

505 Third Street • Hudson, WI 54016 • (715)386-4776

www.ci.hudson.wi.us

Date 6/4/2019

I (We), the undersigned, do hereby respectfully request that the Common Council see fit to rezone the property located at:

LOT 12 OF ST. CROIX MEADOWS PLAT  
(NO ADDRESS YET)

and legally described as:

LOT 12 OF ST. CROIX MEADOWS PLAT

Parcel Identification No(s):

TBD  
(NOT AVAILABLE YET)

FROM:

- ☐ AR Agriculture Residential
- ☐ C-1 Conservation
- ☐ C-2 Conservation Recreational
- ☐ R-1 One-Family Residential
- ☐ R-2 Two-Family Residential
- ☐ RT Transitional Two-Family
- ☐ RM-1 Multiple Family
- ☐ RM-2 Multiple Family
- ☐ RM-3 Multiple Family
- ☐ RM-4 Multiple Family
- ☐ B-1 Local Business
- ☐ B-2 General Business
- ☐ B-3 Central Business
- ☐ B-4 Central Business
- ☐ I-1 Light Industrial
- ☐ I-2 General Industrial
- ☐ OFC Office
- ☐ PUB Public or Quasi-Public
- ☐ PS Planned Study
- ☐ PRD Planned Residential District
- ☒ PCD Planned Commercial District
- ☐ PID Planned Industrial District

TO:

- ☐ AR Agriculture Residential
- ☐ C-1 Conservation
- ☐ C-2 Conservation Recreational
- ☐ R-1 One-Family Residential
- ☐ R-2 Two-Family Residential
- ☐ RT Transitional Two-Family
- ☐ RM-1 Multiple Family
- ☐ RM-2 Multiple Family
- ☐ RM-3 Multiple Family
- ☐ RM-4 Multiple Family
- ☐ B-1 Local Business
- ☐ B-2 General Business
- ☐ B-3 Central Business
- ☐ B-4 Central Business
- ☐ I-1 Light Industrial
- ☐ I-2 General Industrial
- ☐ OFC Office
- ☐ PUB Public or Quasi-Public
- ☐ PS Planned Study
- ☒ PRD Planned Residential District
- ☐ PCD Planned Commercial District
- ☐ PID Planned Industrial District

Map of area to be included with application.



Application for:  
PROPERTY REZONING

505 Third Street • Hudson, WI 54016 • (715)386-4776

www.ci.hudson.wi.us

Reason(s) for request:

TO ALLOW FOR THE RESIDENTIAL DEVELOPMENT OF THE  
PARCEL AS SHOWN ON THE ATTACHED MASTER  
DEVELOPMENT SITE PLAN

I (We) certify that the \$500.00 non-reimbursable filing fee has been paid.

[Signature]  
Property Owner (Signature)

\_\_\_\_\_  
Property Owner (Signature)

Klint Kloos  
Property Owner (Print)

\_\_\_\_\_  
Property Owner (Print)

84 ST. CROIX TRAIL SOUTH  
Street Address

\_\_\_\_\_  
Street Address

Waukegan, IL 55043  
City/State/ZIP

\_\_\_\_\_  
City/State/ZIP

651-245-1430  
Phone Number

\_\_\_\_\_  
Phone Number

KlintKloos@yahoo.com  
Email/Fax

\_\_\_\_\_  
Email/Fax

Contact person if other than property owner:

Jeff Warren

397 Eagle Bluff Ct  
Street Address

Hudson WI 54016  
City/State/ZIP

715-760-2298  
Phone Number

Jeff@DivineCustomHome.com  
Email/Fax

Please note that all zoning amendments require a public hearing. The Common Council will set the public hearing date that can take place after notice of such hearing is published twice in the *Hudson Star-Observer* and the Plan Commission has made recommendation.

Public hearings normally take place before a regular meeting of the Common Council 4 to 5 weeks after the meeting when the initial application was submitted. You and surrounding property owners as required will receive a notice of the public hearing in the mail. If the Common Council reacts favorably to this request, the ordinance becomes effective the day after publication.

Application #

Receipt #

Date

*REZONE/PRELIMINARY DEVELOPMENT PLAN  
NARRATIVE*

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Park Place Village

City of Hudson, Wisconsin

6/04/2019

ACA JOB NUMBER 5322-001

Prepared by:

■ ***Auth•Consulting & Associates - AC/a***

Planning, Engineering, Building Design & Surveying  
2920 Enloe Street, Suite 101, Hudson WI 54016

Hudson Office: 715-381-5277

Corporate Office: 715-232-8490

[www.authconsulting.com](http://www.authconsulting.com)

*S&N Land Surveying & Nelsen Land Surveying- Divisions of AC/a*

## **OVERVIEW/LOCATION**

Park Place LLC is proposing to rezone parcel Lot 12 of the St. Croix Meadows plat, City of Hudson, St Croix County from planned commercial development (PCD) to planned residential development 3 (PRD-3). The property is part of the overall St. Croix Meadows project. Lot 12 is 14.982 acres and is located East of County Trunk Highway F and North of Tower Road (Southeast portion of the St. Croix Meadows project).

In addition to submitting for rezoning of the parcel, Park Place LLC is requesting preliminary development plan review per City of Hudson code section 255-15J.

## **OBJECTIVE**

1. To encourage the provision of open space and recreational facilities in conjunction with residential developments.  
The site plan encompasses a 0.29 acre park area, in addition to additional open space areas.
2. To encourage developers to use a more creative and imaginative approach in the development of the residential areas.  
Layout has been modified to utilize the existing site and to compliment the overall St. Croix Meadows project.
3. To provide an enjoyable living environment by preserving existing topography, stands of trees, ponds, floodplains and similar uses.  
Project layout was designed around the existing topography constraints and slopes. Surrounding wooded areas will exist and additional landscaping will be incorporated into the site green/open spaces.
4. To encourage a variety of living environments and an agreeable mixture of housing types.  
Project provides detached single family, two family attached, four family attached and a future senior living condominium project in phase two.
5. To permit a degree of flexibility in environmental design which is not possible under current regulations.  
PRD allows project to utilize green space and also maintain density.

## **SITE PLAN**

A site plan is prepared at a scale not less than one-inch equals 50 feet.

1. Site plan details the site boundary as proposed as lot 12 of the St. Croix Meadows plat.
2. Streets are shown on the site plan. Street width and approximate grades are included. Final grade will be per the final engineering plan set.
3. A utility plan is included with the submittal. The utility plan is preliminary but details the locations of the proposed utilities.
4. Approximate grading is included with the submittal. Final grading plan will be part of final plan set.
5. Subsurface conditions of the site are sandy soils material. It is anticipated that this portion of the site will be consistent with the remainder of the St. Croix Meadows project.
6. Project request requires rezoning of the project.

7. Current ownership is St. Croix Meadows, LLC, developer will be Park Place LLC
8. Names of property owners within 500' are included as separate attachment.
9. Both active park area and open spaces are provided and shown on the site plan.
10. Site plan details the locations of proposed building. The height of the 4-unit buildings will be 44'-9" from basement floor to roof peak.
11. See section below on schedule and phasing.

## **CHARACTER**

Park Place Village includes multiple housing types, including upscale single family detached homes, twin (two unit) homes and four-unit homes. In addition, a future phase will include a 4 story, 90 to 120-unit building for upscale senior housing. The senior building is anticipated to be a condominium for individual unit ownership. The homes will be part of an association that will provide common landscape maintenance for a consistent look.

## **OWNERSHIP**

Currently the property is owned by St. Croix Meadows, LLC. Pending City approval, Park Place LLC will purchase the lot and be the developer the project. The home builder is Divine Custom Homes. All units will be individual lots for individual lot ownership. The senior housing project will be a condominium plat to allow for individual ownership.

## **SCHEDULE**

Pending necessary approvals, the tentative schedule is to begin site and utility construction in early fall of 2019, with anticipated home construction beginning in late fall of 2019. The project will be completed in two phases. The first phase will be the one unit, two unit and four unit buildings. The 4 story building will follow with a separate approval process.

## **COVENANTS**

Proposed covenants will be provided at the final development plan submittal. The covenants will be written to provide a cohesive development and be utilized to protect the individual lot owner property values.

## **DENSITY**

Lot Area = 14.982 Acres  
Single Family Detached Units = 12 units  
Two Unit Single Family Attached Units = 10 units (5 buildings)  
Four Unit Single Family Attached Units = 32 units (8 buildings)  
Density Excluding 4 Story Condominium = 5.12 Dwelling Units/Acre  
4 Story Condominium = 90-120 units  
Density Including 4 Story Condominium = 9.6 to 11.6 Dwelling Units/Acre

## **NONRESIDENTIAL USE**

All areas within the proposed Park Place Village will be residential use.

## **SERVICE FACILITIES**

The master plan details the proposed off-street parking facilities in addition to any on-street parking where allowed. All the four unit buildings will have parking facilities located in the lower level. The future 4 story condo building will provide its own on-site parking facilities as required.

## **ARCHITECTURAL PLANS**

Preliminary Architectural plans are provided.

## **FACILITIES PLANS**

Preliminary plans are provided for review- final construction plans will be provided as required during the construction plan review period.

## **DEVELOPMENT EXPERIENCE**

Jeff Warren, Park Place, LLC, has been doing development projects in the local area, including the City of Hudson, since 1998. In addition, Jeff is President of Devine Custom Homes, which has been constructing high end homes since 2003.

## **FINANCIAL CAPABILITY**

The project has received preliminary financial approval from a local lending institution. Pending preliminary approval final financing will be secured. Project financing will include cost to construct all infrastructure associated with phase one of the project. Once constructed and accepted the roadways will be within City of Hudson right-of-way.



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*S T. C R O I X M E A D O W S*

**BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 SECTION 6, T.28N., R.12W., WHICH BEARS N89°16'17"E, ST. CROOK COUNTY COORDINATE SYSTEM.**

**SEE SHEET 1 OF 5**

**LEGEND**

- FOUND COUNTY SECTION CORNER, AS NOTED
- FOUND 1/4" REBAR, UNLESS NOTED
- SET 3/4" X 18" IRON REBAR W/CAP, MEASURING 1.5 LBS. PER FOOT
- SET 1-1/4" X 18" REBAR, MEASURING 4.303 LBS. PER FOOT
- RECORD DATA
- DRAINAGE AND UTILITY EASEMENT
- EXISTING WATERMAIN EASEMENT, DOC. #26354
- EXISTING SANITARY, STORM & STORM PONDING EASEMENT, DOC. #26355

**NOTE:** SECTION CORNERS HAVE BEEN FOUND AND VERIFIED WITH TIES OF RECORD AND PUBLISHED ST. CROOK COUNTY COORDINATES.

**OUTLOT 1**  
99,779 SQ. FT.  
2.291 ACRES

**OUTLOT 2**  
635,560 SQ. FT.  
14,590 ACRES

**OUTLOT 3**  
671,098 SQ. FT.  
15,406 ACRES

**OUTLOT 4**  
108,909 SQ. FT.  
2,500 ACRES

**OUTLOT 5**  
61,789 SQ. FT.  
1,419 ACRES

**OUTLOT 6**  
111,004 SQ. FT.  
2,548 ACRES

**OUTLOT 7**  
86,926 SQ. FT.  
1,996 ACRES

**OUTLOT 8**  
300,087 SQ. FT.  
6,889 ACRES

**OUTLOT 9**  
652,603 SQ. FT.  
14,982 ACRES

**UNPLATTED LANDS**

**TOWER ROAD**

**BRECKEN DRIVE**

**SEE SHEET 3 OF 5**

**SEE SHEET 1 OF 5**

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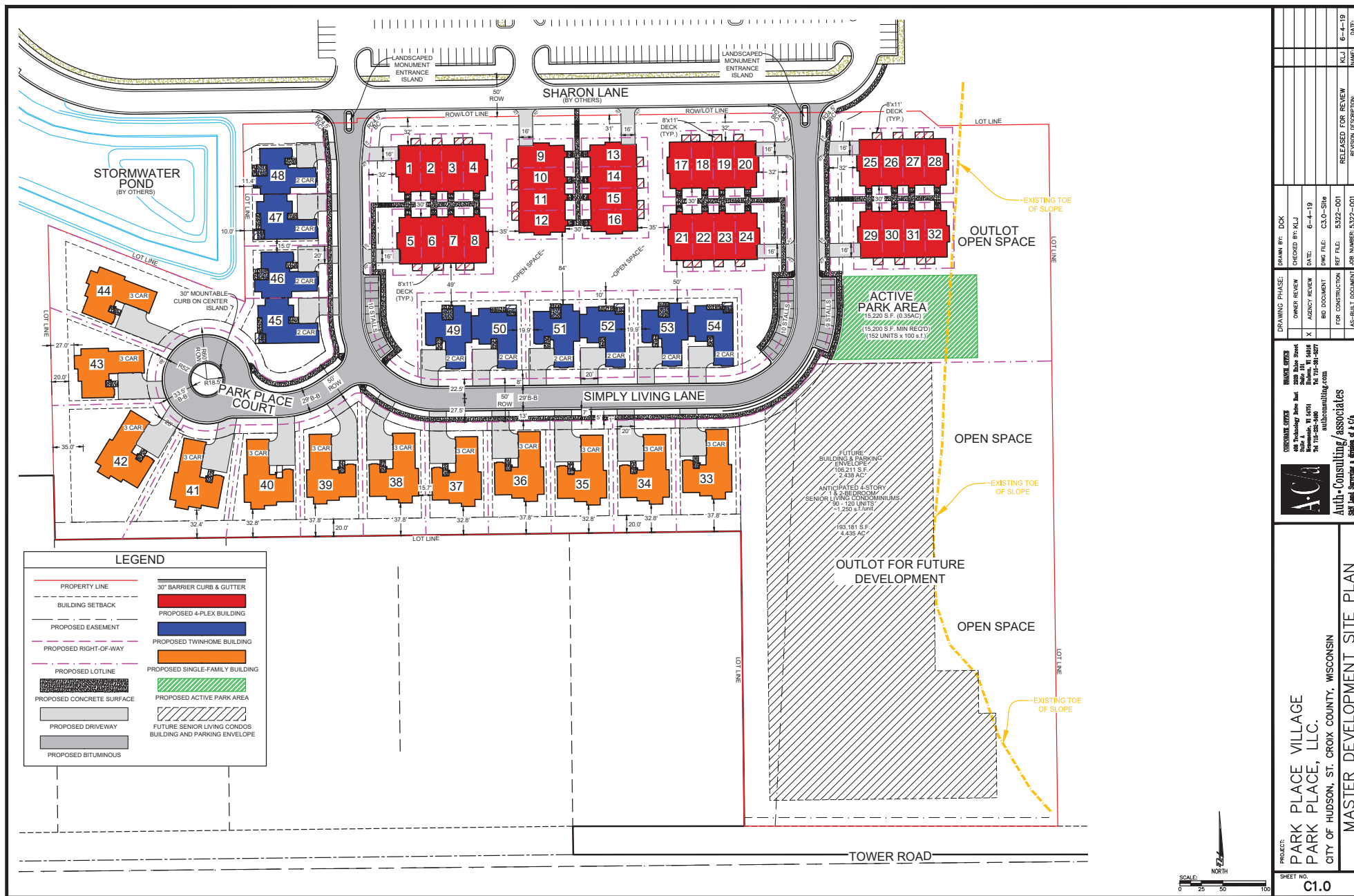
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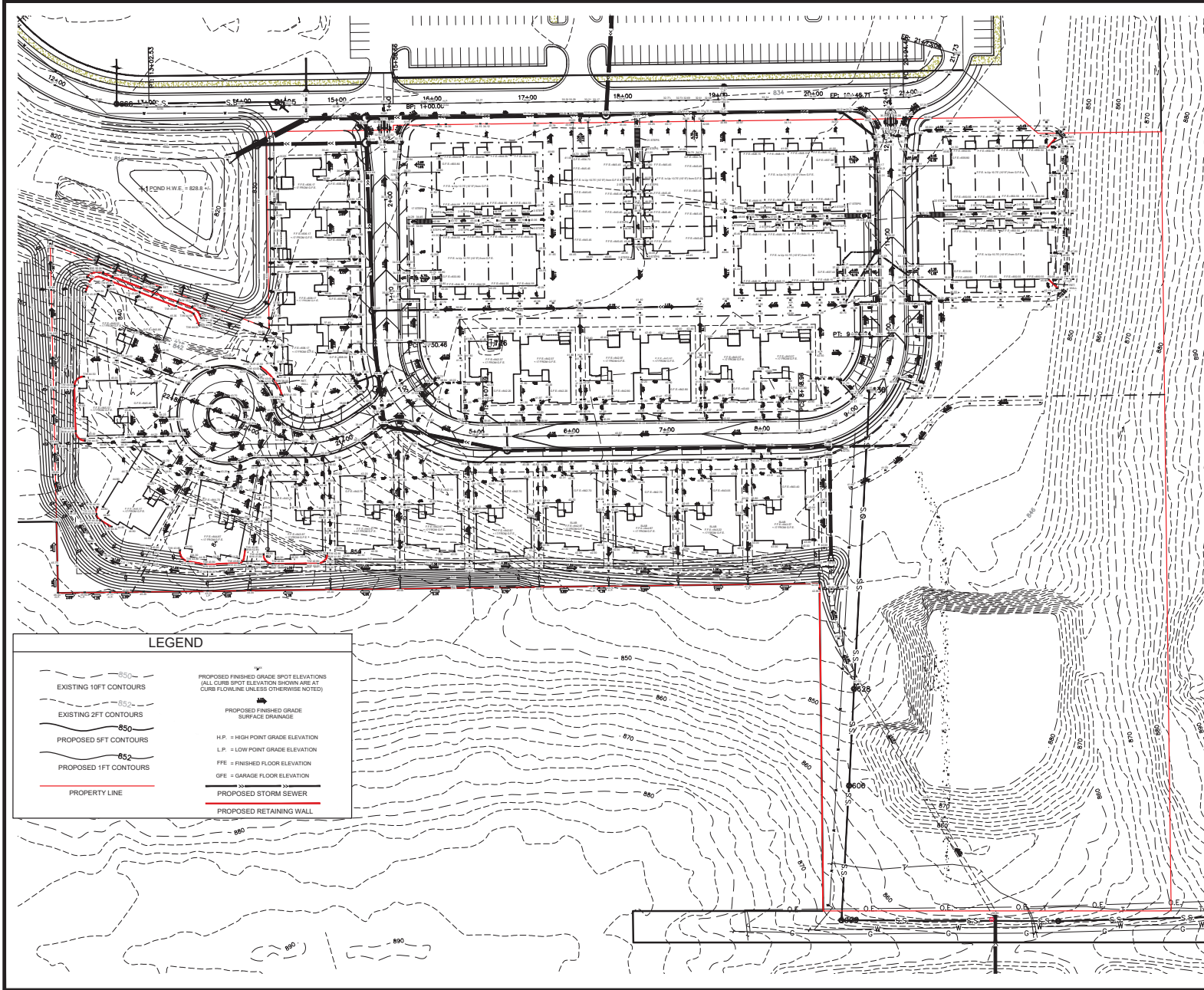
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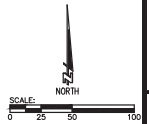
REZONE LEGAL DESCRIPTION: LOT 12 ST CROIX MEADOWS, CITY OF HUDSON, ST CROIX COUNTY, WISCONSIN  
REZONE MAP DERIVED FROM ST CROIX MEADOWS PLAT DRAWING PREPARED BY GS LAND SOLUTIONS.





LEGEND

- EXISTING 10FT CONTOURS
- EXISTING 2FT CONTOURS
- PROPOSED 5FT CONTOURS
- PROPOSED 1FT CONTOURS
- PROPERTY LINE
- PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- H.P. = HIGH POINT GRADE ELEVATION
- L.P. = LOW POINT GRADE ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- GFE = GARAGE FLOOR ELEVATION
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL



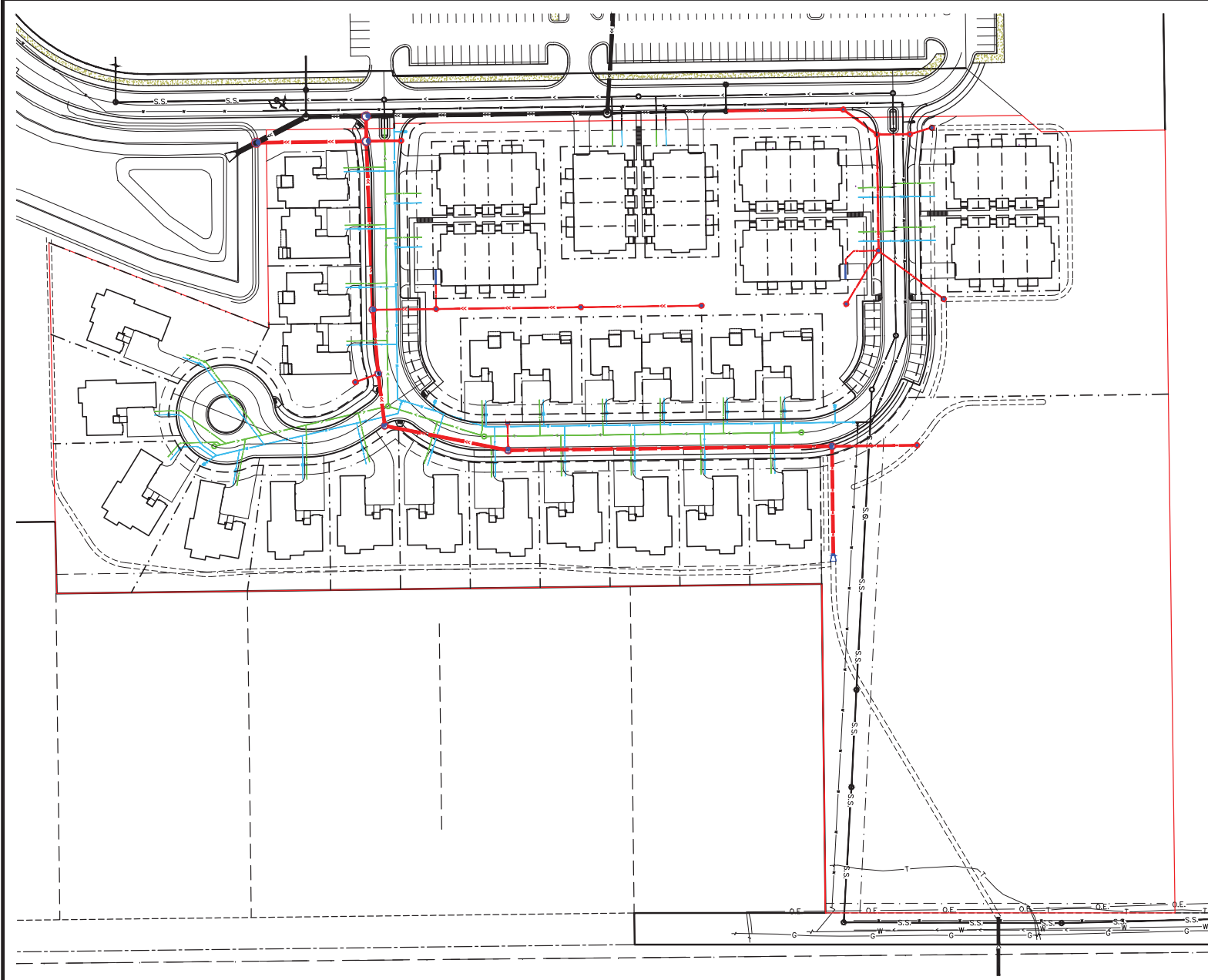
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PARK PLACE VILLAGE		OWNER REVIEW	
PARK PLACE, LLC.		CHECKED BY: KJL	
CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN		DATE: 6-4-19	
PRELIMINARY GRADING PLAN		AGENCY REVIEW	
		DATE: 6-4-19	
		BID DOCUMENT	
		DWG FILE: C4.0-Grading	
		FOR CONSTRUCTION	
		REF FILE: 5322-001	
		AS-BUILT DOCUMENT	
		JOB NUMBER: 5322-001	
		RELEASED FOR REVIEW	
		NAME: KJL	
		DATE: 6-4-19	
		REVISION DESCRIPTION	



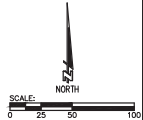
**Auth+Consulting/associates**  
S&B Land Surveying & Planning, a division of A/Ca

**DESIGNER OFFICE**  
Auth+Consulting/associates  
2000 Blue Sky Blvd  
Suite 111  
Hudson, WI 54001  
PH 715-581-1400  
info@authca.com

**PROJECT OFFICE**  
PARK PLACE VILLAGE  
2000 Blue Sky Blvd  
Suite 111  
Hudson, WI 54001  
PH 715-581-1400  
info@authca.com



LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN



PROJECT:		DRAWING PHASE:		DRAWN BY: DOK	
PARK PLACE VILLAGE		OWNER REVIEW		CHECKED BY: KJL	
PARK PLACE, LLC.		AGENCY REVIEW		DATE: 6-4-19	
CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN		FOR CONSTRUCTION		DWG FILE: 06-0-LUH	
PRELIMINARY UTILITY PLAN		AS-BUILT DOCUMENT		JOB NUMBER: 5322-001	
SHEET NO. C3.0		RELEASED FOR REVIEW		KLJ	
		REVISION DESCRIPTION		NAME	
				DATE	

**A-Ca**  
Auth+Consulting/associates  
381 East Sappington & Division of 4 & 6

**CONSULTING OFFICE**  
100 Technology Ave. East  
Suite 111  
Hudson, WI 54001  
715-581-1400  
info@authconsulting.com

**PROJECT OFFICE**  
2000 Blue Street  
Suite 111  
Hudson, WI 54001  
715-581-1400





## PARK PLACE VILLAS

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EXECUTIVE VILLA







PARK PLACE VILLAS

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TWIN VILLAS